



**GRASSROOTS**  
REALTY GROUP

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**40 Marquis Crescent SE**  
**Calgary, Alberta**

**MLS # A2216392**



**\$969,900**

<b>Division:</b>	Mahogany		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this 6 BEDROOM HOME&hellip;. 40 Marquis Crescent SE. Nestled on a quiet, family-friendly crescent and set on a massive pie-shaped corner lot, this stunning home offers the best of lake community living&mdash;with direct access to Mahogany&rsquo;s scenic wetlands pathway just steps from your door. From the moment you step inside, you&rsquo;ll appreciate the elegant hardwood flooring that flows through the main level. A dedicated front office provides the perfect work-from-home setup, while the open-concept design seamlessly connects the living room, kitchen, and dining area&mdash;ideal for both everyday living and entertaining. The bright and spacious living room is anchored by a beautiful tile-surround gas fireplace, creating a cozy and welcoming atmosphere. The chef-inspired kitchen features full-height shaker-style cabinetry, a large central island with breakfast bar, and stainless steel appliances. The generously sized dining area opens onto a huge backyard including a hot tub and fire pit. Upstairs, the king/queen-sized primary retreat boasts a luxurious 5-piece ensuite with dual vanities, soaker tub, and a large walk-in closet. Three additional well-sized bedrooms, a spacious bonus room, and convenient upper-floor laundry provide the space and comfort your family needs. The fully developed basement adds even more value, offering two extra bedrooms, a full 4-piece bathroom, and a large recreation room&mdash;perfect for guests, teens, or a home gym. Completing this incredible home is a double attached front garage and an unbeatable location just minutes from schools, shopping, restaurants, parks, the beach club, and all the incredible amenities Mahogany has to offer.